

CITY COUNCIL
CITY OF WICHITA
K A N S A S

City Council Meeting
May 1, 2001, 9:00 A.M.

City Hall
455 North Main

ORDER OF BUSINESS

- Call to Order
 - Invocation – Rev. Bill Wood, St. John Episcopal Church
 - Pledge of Allegiance
 - Approve the minutes of the previous meeting
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AWARDS AND PRESENTATIONS

- Recognition of President of LaSalle University in Cancun, Mexico, and Student Ambassadors to Cancun.
 - Proclamations
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PUBLIC AGENDA

- 1. Tom Roulston – Ice Sports Center.
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NEW BUSINESS

- 2. Issuance of Taxable Industrial Revenue Bonds, Series I, 2001, and Series II, 2001 – Airtechnics, Inc. (District II)

Bond proceeds will be used to finance construction of a new manufacturing, warehouse, administrative, and sales facility.

RECOMMENDED ACTION: Close the public hearing; approve the bond documents; authorize the necessary signatures; approve first reading of the Ordinance.

3. [Proposed Existing Buildings Rehabilitation and Change of Use Code.](#)

The City's Redevelopment Incentive Task Force recommended that the City Council adopt an Existing Buildings Rehabilitation and Change of Use Code to encourage infill development.

RECOMMENDED ACTION: Adopt the proposed Code and approve first reading of the Ordinance.

4. [Proposed Amendments to Title 20 – Minimum Housing Standards Code.](#)

To further the goals of the City's Neighborhood Revitalization Program, a Minimum Housing Standards Code has been recommended. The preparation and support of this Code involved various stakeholder groups.

RECOMMENDED ACTION: Adopt the proposed Code and approve first reading of the Ordinance.

(10:30 a.m.)

5. [Establishment of a Redevelopment District – Tax Increment Financing – for Wichita Area Builders Association.](#)
(District VI)

On March 27, 2001, the City Council adopted a Resolution establishing 10:30 a.m. on May 1, 2001, for the public hearing on this matter.

RECOMMENDED ACTION: Close the public hearing; approve first reading of the Ordinance.

(10:30 a.m.)

6. [Repair or Removal of Dangerous and Unsafe Structures.](#)

The City Council adopted Resolutions providing for a public hearing to be held on the following structures which are deemed to be dangerous and unsafe:

	<u>Property Address</u>	<u>Council District</u>
1)	423 South Sycamore	IV
2)	804 West Hendryx	IV
3)	637 South Osage	IV
4)	1041 West Dayton	IV
5)	1921 South Water	III
6)	1959 South Market	III
7)	2510 North Jackson	VI

RECOMMENDED ACTION: Close the public hearing; adopt the Resolutions.

CITY COUNCIL AGENDA

7. Appointments to Committee to Name the Park at Longview and Bluff.

RECOMMENDED ACTION: Make the appointments.

8. Board Appointments.

RECOMMENDED ACTION: Make the appointments.

9. Proclamation:

Kaye Myers Day

RECOMMENDED ACTION: Authorize issuance of the Proclamation.

CONSENT AGENDA

10. Report of the Board of Bids and Contracts Dated April 30, 2001.

RECOMMENDED ACTION: Receive and file the report; approve the Contracts;
authorize the necessary signatures.

11. Application for Licenses for Adult Entertainment Establishments/Services:

Renewal

Lewis F. Self, Jr.	After Dark Video	2809 North Broadway
Lewis F. Self, Jr.	After Dark Video	7805 West Kellogg

RECOMMENDED ACTION: Approve the licenses subject to Staff review and approval.

12. Applications for Licenses to Retail Cereal Malt Beverages:

<u>Renewal</u>	<u>2001</u>	<u>(Consumption on Premises)</u>
Kevin Raven	*Taco Tico	8629 Irving
Kevin Raven	*Taco Tico	1303 North Tyler
Kevin Raven	*Taco Tico	560 North West Street
Kevin Raven	*Taco Tico	1118 West Douglas
Kevin Raven	*Taco Tico	911 East Pawnee
Kevin Raven	*Taco Tico	3131 North Rock Road
Kevin Raven	*Taco Tico	603 East 47 th South

(Item 12 continued)

Kevin Raven	*Taco Tico	3425 East Douglas
Kevin Raven	*Taco Tico	3257 East Harry
Kevin Raven	*Taco Tico	929 North Broadway
Kevin Raven	*Taco Tico	1230 South Rock Road
Gwenda L. Vandaveer	Tropics Lounge	2705 North Broadway
Juvenal C. Fernandez	*La Mexicana Restaurant	408 West 21 st
Don Norton	LaChinita Mexican Restaurant	1451 North Broadway

<u>New Operator</u>	<u>2001</u>	<u>(Consumption on Premises)</u>
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Cheryl Voyles	Midway Oil #4	10409 West Maple
Cheryl Voyles	Midway Oil #1	3448 West Douglas
Cheryl Voyles	Midway Oil #3	4001 South Seneca

*General/Restaurant - 50% or more of gross receipts derived from sale of food.

RECOMMENDED ACTION: Approve the licenses subject to Staff review and approval.

13. Subdivision Plans and Specifications.

RECOMMENDED ACTION: Approve and advertise for bids to be submitted to the Board of Bids.

14. Preliminary Estimates:

- a. Lateral 138, Main 4, Sanitary Sewer #23 to serve Jones Park Addition (north of 33rd Street North, east of Arkansas) (468-83048/743819/480507) Traffic to be maintained during construction using flagpersons and barricades. (District VI) - \$18,000.00
- b. Taft Court from the north line of Taft to and including the cul-de-sac to serve West Milbrook Addition (south of Maple, east of 119th Street West) (472-83193/765624/490735) Traffic to be maintained during construction using flagpersons and barricades. (District V) - \$46,500.00

RECOMMENDED ACTION: Approve and file.

15. Petitions for Public Improvements:

- a) Street paving, sanitary sewer, and water distribution system to serve Tara Falls and Tara Falls Second Addition – South of Harry, East of Greenwich. (District II)
- b) Street paving and water distribution system to serve Ridge Port Addition – north of 29th Street North, east of Ridge. (District V)

RECOMMENDED ACTION: Approve the Petitions; adopt the Resolutions.

16. Minutes of Advisory Boards/Commissions:

Board of Park Commissioners, 2-5-01
Board of Park Commissioners, 3-12-01
Board of Park Commissioners, 3-23-01
Metropolitan Area Planning Commission, 3-8-01
District VI Advisory Board, 3-5-01
District VI Advisory Board, 3-21-01
Wichita Sedgwick County Alternative Correctional Housing Advisory Board, 3-22-01
Design Council, 3-15-01
Design Council, 4-19-01
Design Council addendum, 4-19-01
Wichita-Sedgwick County Board of Health, Environmental Health Committee, 4-2-01
Wichita-Sedgwick County Board of Health, 3-8-01
Wichita-Sedgwick County Board of Health, Emergency Medical Services Committee, 3-29-01
Police & Fire Retirement System, 2-28-01

RECOMMENDED ACTION: Receive and file.

17. Consideration of Street Closures/Uses.

RECOMMENDED ACTION: Approve the street closures/uses.

18. Quarterly Financial Report for the period ending March 31, 2001

RECOMMENDED ACTION: Receive and file.

19. Agreements/Contracts:

- a) Amendment to lease – Cessna Aircraft Company. (District I)
- b) Easement encroachment. (District II)
- c) [Kellogg](#) irrigation system.
- d) [Construction](#) engineering services for Seneca (30th South to Crawford). (District IV)
- e) [KDOT](#) – Lincoln Bridge over Fabrique Ditch. (Districts II and III)
- f) [Design services](#) – Metro East Baptist Church and Shoal Creek Additions. (District II)

RECOMMENDED ACTION: Approve the Agreements/Contracts; authorize the necessary signatures.

20. [Performance Contracting Amendment.](#)

RECOMMENDED ACTION: Approve the Contract amendment and authorize necessary signatures; adopt the Resolution.

21. Kansas Community Service Program Act Applications:

a) [Old Cowntown](#) Museum.

b) [Big Brothers](#)/Big Sisters.

RECOMMENDED ACTION: Endorse the application; authorize necessary signatures.

22. [Release of Hardship Deferral Liens.](#)

RECOMMENDED ACTION: Approve the Release; authorize necessary signatures

22A. RC Enterprises Industrial Revenue Bond Call for Early Redemption. (District VI)

RECOMMENDED ACTION: Approve the bond call and waive the notice period.

23. [Ratification](#) of Release Agreement for Greening of Wichita Tanker Truck.

RECOMMENDED ACTION: Ratify the Release Agreement; authorize necessary signatures.

24. [Amending Resolution](#) – Park Playground Equipment Program.

RECOMMENDED ACTION: Adopt the Resolution.

25. Second Reading Ordinances: (First read April 24, 2001)

a) ZON2000-61 – East of Webb, on the south side of 21st Street North. (District II)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by Section 28.04.210, the Code of the City of Wichita, Kansas, introduced and under the rules laid over. (ZON 2000-61)

b) A 01-07 – Annexation of land generally located at the northwest corner of 127th Street East and Central. (District II)

An Ordinance including and incorporating certain blocks, parcels, pieces, and tracts of land within the limits and boundaries of the City of Wichita, Kansas, and relating thereto, introduced and under the rules laid over. (A 01-07)

RECOMMENDED ACTION: Adopt the Ordinances.

PLANNING AGENDA

NOTICE: Public hearing on planning items is conducted by the MAPC under provisions of State law. Adopted policy is that additional hearing on zoning applications will not be conducted by the City Council unless a statement alleging (1) unfair hearing before the MAPC, or (2) alleging new facts or evidence has been filed with the City Clerk by 5p.m. on the Wednesday preceding this meeting. The Council will determine from the written statement whether to return the matter to the MAPC for rehearing.

- *26. SUB2000-83 – Plat of Alfred’s Superior Tree Service Addition Located West of West Street, South of 47th Street South.

RECOMMENDED ACTION: Approve the documents and plat; authorize the necessary signatures; adopt the Resolutions.

- *27. SUB2000-104 – Plat of Wilbur Addition Located on the West Side of Hillside, South of 37th Street North.
(District I)

RECOMMENDED ACTION: Approve the documents and plat; authorize the necessary signatures; adopt the Resolutions.

28. CON2001-00004 – Request for Conditional Use to Allow Used Car Sales, Located on the Northwest Corner of Hydraulic and Wassall. (District III)

MAPC Recommendation: Approve, subject to conditions (10-2).
Staff Recommendation: Deny.
DAB Recommendation: Deny.

RECOMMENDED ACTION: (1) Concur with MAPC and approve, subject to recommended conditions;
(2) Concur with findings of Staff and deny; or
(3) Return the application to the MAPC for reconsideration.

29. CON2001-00020 – Conditional Use to Allow Used Car Sales, Located on the Southeast Corner of Zoo Boulevard and West Street. (District VI)

MAPC Recommendation: Deny (10-2)
Staff Recommendation: Deny
DAB Recommendation: Deny

RECOMMENDED ACTION: (1) Concur with MAPC and deny.
(2) Return the application to the MAPC for reconsideration.

30. [ZON2001-00013](#) – Zone Change from Single-Family Residential to General Office; AND [CON2001-00021](#) – Conditional Use to Permit Animal Care, Limited (Small Animal Veterinary Clinic), Located North of West Central, ¼ Mile East of 135th Street West. (District V)

MAPC Recommendation: Deny (12-1)
Staff Recommendation: Deny
DAB Recommendation: Deny

RECOMMENDED ACTION: (1) Concur with MAPC and deny.
(2) Return the application to the MAPC for reconsideration.

- *31. [ZON2000-00008](#) – Zone Change from Multi-Family Residential to Limited Commercial; AND [CUP2001-00004](#) DP-62 Amendment Number 7 – Amendment to DP-62 Chelsea Station CUP to Create Parcel 13 for Commercial Use, Located on the Northwest Corner of Rockhill and Rock Road. (District II)

RECOMMENDED ACTION: Approve the zone change and CUP amendment, subject to recommended conditions and condition of platting; forward Ordinance for first reading with the Plat.

- *32. [ZON2001-00009](#) – Zone Change from Single-Family Residential to Limited Commercial and General Office; AND [CUP2001-00005](#) – Creation of KTP Center Addition Community Unit Plan.

RECOMMENDED ACTION: Approve the zone change and CUP amendment, subject to recommended conditions and condition of platting; forward Ordinance for first reading with the Plat.

Adjournment
